

98357

WARRANTY DEED

Vol. m89 Page 4907

KNOW ALL MEN BY THESE PRESENTS, That Ronald R. Davis and Dorothie H. Davis, Trustees of the Ronald R. Davis and Dorothie H. Davis Trust, U.A.D. 6/26/86 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William S. Bechen and Donna R. Bechen, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 17,18, 19, and 20, Block 14, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said property lying below a depth of 500 feet measured vertically from the contour of the surface thereof.

Tax account # 3809 021CC 02300

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 115,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16 day of March, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Ronald R. Davis, Trustee

Dorothie H. Davis, Trustee

STATE OF OREGON, County of Klamath ) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-31-93

STATE OF OREGON, )  
County of Klamath ) ss.  
March 16, 19 89

Personally appeared the above named \_\_\_\_\_  
Ronald R. Davis and  
Dorothie H. Davis

\_\_\_\_\_ and acknowledged the foregoing instrument to be their \_\_\_\_\_ voluntary act and deed.

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-31-93

Ronald R. Davis and Dorothie H. Davis

1521 Highway 101 W. # 59  
Sequim, Washington 98282  
GRANTOR'S NAME AND ADDRESS

William S. Bechen and Donna R. Bechen

2029 Park St.  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

Klamath First Federal Svc  
540 N. Front St  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

Grantee

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was received for record on the 23rd day of March, 19 89, at 12:12 o'clock P.M., and recorded in book M89 on page 4907, or as filed/record number 98357, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee \$8.00